

PRIVATE ISLANDS INC.

NEPTUNE CAY

LONG ISLAND, BAHAMAS

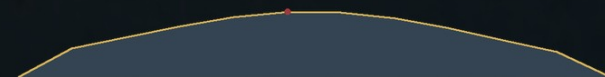


THE ISLAND — TERRAIN

4.5 ACRES • FREEHOLD
600 FT OF BEACH

23.522°N 75.253°W

ELEVATION — SUMMIT 27 FT



THE ESTATE

At a Glance

LOCATION	Bunches, Long Island
TITLE	Freehold
LAND AREA	4.5 acres + cay
BEACH	600 ft of sand
DEVELOPMENT	Non-developed
SUMMIT	27 ft

FEET OF SANDY BEACH

Six hundred feet of white sand on the mainland lot alone — calm, shallow water running out to Neptune Cay offshore.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	4.5 acres + cay
TITLE	BEACH
Freehold	600 ft of sand
SUMMIT	ACCESS
27 ft	Road + boat

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REGION — THE BAHAMAS

Long Island runs some eighty miles down the southern Bahamas — dramatic Atlantic cliffs on one side, calm bank-side beaches on the other. The northern settlements around Bunches and Stella Maris pair Out Island quiet with an airport, marina and full services close at hand.





THE PAIRING

A Lot, and Its Own Cay

This offering pairs the stability of a large mainland beachfront parcel with the allure of a private offshore cay. It sits in the quiet community of Bunches, on the western shore of northern Long Island — a plug-and-play development opportunity with infrastructure already at the roadfront.

THE MAINLAND LOT

600 Feet of Sand

The mainland portion spans 4.5 acres — a deep, wide building envelope behind 600 linear feet of sandy white beach and calm, shallow water. On the south side of the lot, remnants of a former dock give a clear footprint for future maritime improvements.

THE CAY

Neptune Cay Offshore

Just offshore, undeveloped Neptune Cay adds the private-island dimension: 9,536 square feet of cay with native mangroves on its southern side and open sea views to the north. It works as a private recreational lounge — a beach-club annex reached by a short boat trip, or waded to at low tide.

THE OPPORTUNITY

Ready to Build On

The listing frames the combined site for a boutique eco-retreat, a collection of luxury vacation cottages, or a signature private estate — an income-producing rental retreat positioned close to established tourism infrastructure, on land that is ready to build.

A NOTE ON IMAGERY

As disclosed in the listing itself, the renderings and architectural illustrations provided for this property are artistic interpretations intended for conceptual and inspirational purposes only; they depict possible development concepts and do not represent existing structures or a guaranteed final build-out. Two AI-generated gallery images and a conceptual film still showing a proposed canopy and yacht were excluded from this brochure — every photograph printed here is a real photograph of the property.





LAND AND WATER

Shallow, Sheltered Water

Between the mainland and the cay the sea is shallow and sandy — a protected corridor the listing singles out for kayaking, paddleboarding and snorkelling. Neptune Cay works as a natural windbreak at the mouth of the bay, and the western-facing shore takes the sunset over the Bahamian banks night after night.

KNOWN FOR

A mainland beach lot with its own offshore cay — 600 feet of sand, roadfront utilities, and a private island annex in one freehold holding.

SUMMER HIGH 90°F · WINTER LOW 66°F · SEA TEMPERATURE 75-86°F



BY AIR

Minutes from Stella Maris

Stella Maris Airport, the regional hub and port of entry for northern Long Island, lies about four miles straight-line to the north-east. Owners and guests fly in, clear customs, and reach the property in a matter of minutes.

BY ROAD & WATER

Roadfront, Then Offshore

The lot fronts the road, with easy access for building materials and daily provisions from local markets. Neptune Cay sits a short distance offshore — a brief boat run, or a shallow-water wade from the mainland at low tide.

DISTANCES — STRAIGHT LINE

Stella Maris Airport 4 mi · Simms 3 mi · Nassau 169 mi

4.5 ACRES • ONE CAY • 600 FT OF BEACH

LOCATION

On the Map

LONG ISLAND • THE BAHAMAS

Stella Maris Airport — 4.3 mi
regional airport and port of entry
Stella Maris

Dove Cay

NEPTUNE CAY
23.522°N 75.253°W

GREAT BAHAMA BANK



0 5 10 mi

STRAIGHT-LINE DISTANCES

Stella Maris Airport	4 mi
Simms	3 mi
Nassau	169 mi

GALLERY

The Estate in Frames



On the mainland beach



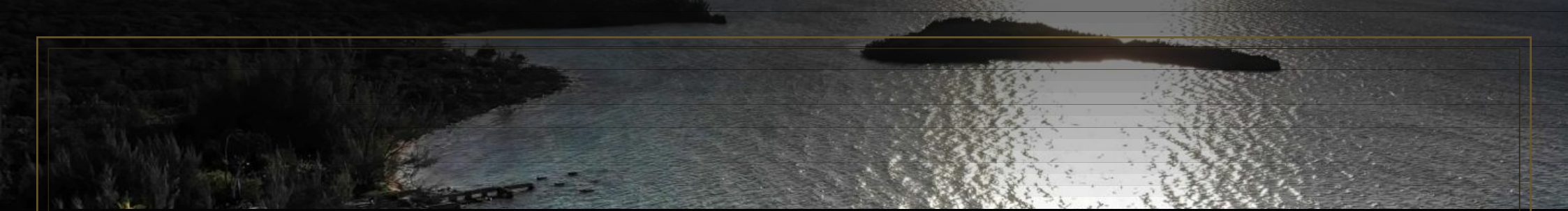
The curving bay shore



The former dock's foundation



Shoreline and the roadfront lot



PRIVATE ISLANDS INC.
THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

NEPTUNE CAY

LONG ISLAND, BAHAMAS

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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